

153.0

0011

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

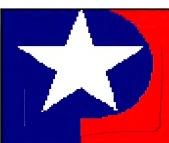
821,600 / 821,600

USE VALUE:

821,600 / 821,600

ASSESSED:

821,600 / 821,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIELDS NANCY J
Owner 2:	
Owner 3:	

Street 1:	38 EUSTIS ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476
Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Wood Shingle Exterior and 1963 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Sq. Ft.	Site	0	80.	0.99 9														
101 One Family	6061																		

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	6061.000	340,100		481,500	821,600										
Total Card	0.139	340,100		481,500	821,600					Entered Lot Size					
Total Parcel	0.139	340,100		481,500	821,600					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	418.50	/Parcel: 418.50					Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	
2022	101	FV	340,100	0	6,061.	481,500	821,600		Year end	12/23/2021					
2021	101	FV	330,600	0	6,061.	481,500	812,100		Year End Roll	12/10/2020					
2020	101	FV	330,600	0	6,061.	481,500	812,100		812,100 Year End Roll	12/18/2019					
2019	101	FV	250,000	0	6,061.	451,400	701,400	701,400	Year End Roll	1/3/2019					
2018	101	FV	244,500	0	6,061.	373,100	617,600	617,600	Year End Roll	12/20/2017					
2017	101	FV	244,500	0	6,061.	343,000	587,500	587,500	Year End Roll	1/3/2017					
2016	101	FV	244,500	0	6,061.	313,000	557,500	557,500	Year End	1/4/2016					
2015	101	FV	234,800	0	6,061.	306,900	541,700	541,700	Year End Roll	12/11/2014					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/1/2012	548	Redo Kit	13,109					REFACE CABINETS	1/31/2018	Inspected	BS	Barbara S					
									1/20/2017	MEAS&NOTICE	HS	Hanne S					
									6/25/2012	Info Fm Prmt	BR	B Rossignol					
									12/20/2008	Meas/Inspect	345	PATRIOT					
									4/6/2000	Meas/Inspect	263	PATRIOT					
									7/13/1993		MF						
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION

Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	26 - Wood	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good	BMT FP NON FUNCTIONING.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID**OTHER FEATURES**

Kits:	1	Rating: Very Good	
A Kits:		Rating:	
Fpl:	2	Rating: Average	
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	3	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		
	26.4	%

CALC SUMMARY

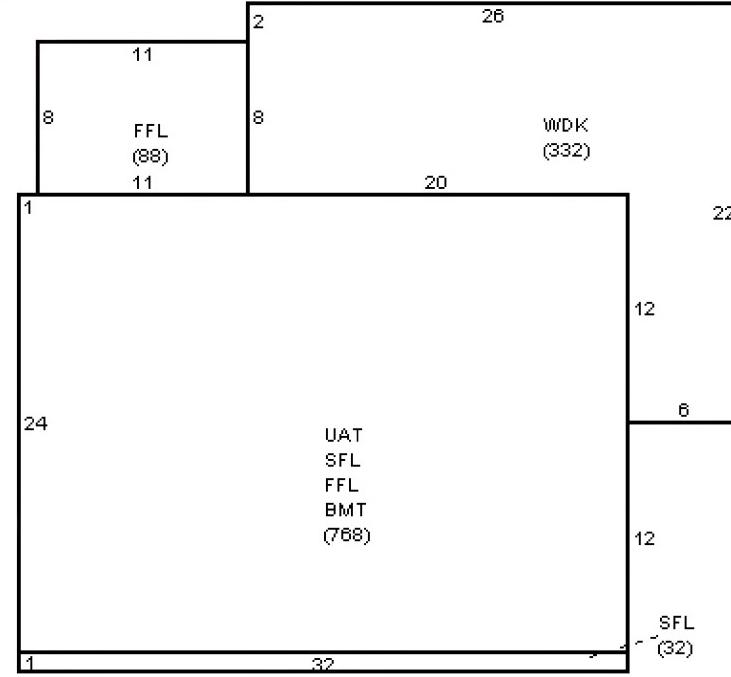
Basic \$ / SQ:	140.00
Size Adj.:	1.28405797
Const Adj.:	0.98990101
Adj \$ / SQ:	177.953
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462118
Depreciation:	121999
Depreciated Total:	340119
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	340100
Before Depr:	177.95
Val/Su Net:	115.37
Val/Su SzAd:	205.37

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 153.0-0011-0008.0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	856	177.950	152,327					
SFL	Second Floor	800	177.950	142,362					
BMT	Basement	768	69.400	53,300					
WDK	Deck	332	8.920	2,962					
UAT	Upper Attic	192	71.180	13,667					
Net Sketched Area:					Total:	364,618			
Size Ad	1656	Gross Area	3524	FinArea	1963				

IMAGE**AssessPro Patriot Properties, Inc**